



THE
A-TEAM

**RE/MAX
FIRST**

148 CITYSCAPE Row, Calgary T3N0S9

MLS® #: **A2161860**

Area: **Cityscape**

Listing Date: **09/04/24**

List Price: **\$524,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **1,334 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,431**
Low Sqft:
Ttl Sqft: **1,431**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 9`11"	Kitchen	Main	11`10" x 8`6"
Dining Room	Main	9`9" x 9`0"	Foyer	Main	4`6" x 4`5"
2pc Bathroom	Main	5`6" x 5`0"	Mud Room	Main	5`7" x 5`0"
Porch - Enclosed	Main	11`3" x 5`6"	Bonus Room	Upper	14`7" x 8`7"
Bedroom - Primary	Upper	12`11" x 10`0"	Walk-In Closet	Upper	6`6" x 4`8"
4pc Ensuite bath	Upper	9`6" x 4`11"	Bedroom	Upper	12`2" x 9`3"
Bedroom	Upper	11`2" x 9`4"	Laundry	Upper	6`5" x 2`11"
4pc Bathroom	Upper	10`0" x 4`11"	Balcony	Upper	8`10" x 7`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **Dc**
 Legal Desc: **1512415**

Remarks

Pub Rmks: **Welcome to this charming, NO CONDO FEES, DOUBLE ATTACHED GARAGE Townhouse. Located in the vibrant community of Cityscape, in the heart of the Northeast. This home offers the perfect blend of modern luxury living and convenience. This is a great opportunity for first time home buyers or investors. This beautiful, well-maintained house offers a welcoming front Porch and a balcony at the back that lets you enjoy your coffee outside or BBQ during the hot summer days. The main offers an open floor plan, seamlessly integrating the kitchen, the diningroom ,and the livingroom creating an inviting atmosphere perfect for everyday living, entertaining, and gathering with loved ones. The kitchen features stainless steel appliances, plenty of cabinet and counter spaces which is ideal for meal preparation, storage, and cooking. There's also a 2 piece bathroom and direct access to the double attached garage. The upper level is equally impressive, offering a large bonus room with direct access to a peaceful balcony, a laundry room, another 4 piece bathroom, and 3 generous sized bedrooms, including a primary with a large walk-in closet and a 4 piece ensuite. The unfinished basement offers ample of storage ,comes with Roughed- In plumbing and is ready for your imagination. Don't miss out on the fantastic opportunity, call your favorite realtor to book a private showing.**

Inclusions: **N/A**
 Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









